

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, January 9, 2004
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.**

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report (J. Vokac)
- Finances and Budget
- GP 2020 Meeting Schedule

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: October 17, 2003; November 14, 2003; December 12, 2003

CONTINUED ITEMS**4. Nextel Communications Facility, An Appeal of a Minor Use Permit, ZAP 01-040, Valle de Oro Community Planning Area (Sibbet) (Continued from the hearing of December 12, 2003)**

This is an appeal by the Valle de Oro Planning Group of the Zoning Administrator's decision of October 21, 2003, to approve the Minor Use Permit (ZAP 01-040) for a telecommunication facility. The proposal is to construct a telecommunication facility consisting of a 35-foot tall faux monocypress, which is designed to appear exactly like a live cypress tree. The antennas will be completely concealed inside the tree. The associated equipment will be located inside a nearby 230 square foot shelter. This project is located at 3686 El Canto Drive. The facility will be unmanned and approximately one to two visits per month by a maintenance vehicle are anticipated. This telecommunication facility is classified as a Minor Impact Utility pursuant to Section 1355 of the Zoning Ordinance and pursuant to Section 2104b of the Zoning Ordinance; approval of a Minor Use Permit is required to locate within the RS4 Zone. The San Diego County General Plan designates the site as (5) Residential.

The revised draft Planning Commission decision is attached. A requirement for a full landscape plan prior to issuance of a building permit was added, which includes adding landscaping around the parking and driveway area and requiring automatic irrigation. Details on which landscaping on the property is part of this project is clarified in the other landscaping conditions. An on-going condition was also added to require evidence submitted every six months for the first year and annually thereafter is also now required.

ADMINISTRATIVE

5. Report on actions of Planning Commission's Subcommittees.
6. Designation of member to represent Commission at Board of Supervisors.
7. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

8. Scheduled Meetings.

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DEPARTMENT REPORT

8. Scheduled Meetings

January 23, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 6, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 20, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 5, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 19, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 2, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 30, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 14, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 28, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 11, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 25, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.